



2 Post Box Cottage
Butterwick, Malton, North Yorkshire YO17 6PS
£1,500

WILLOW GREEN
ESTATE AGENTS

2 Post Box Cottage is a beautifully presented barn located in the idyllic village of Butterwick offering peace and tranquillity. The accommodation briefly comprises: entrance hall, guest cloakroom, sitting room with cast iron multi-fuel stove and dining kitchen. To the first floor is a spacious landing with drop down ladder to a fully boarded loft space, a master bedroom with en-suite shower room, two further bedrooms and a house bathroom.

To the rear is a separate, two-storey barn which currently has a utility space on ground floor and a further bedroom on first floor ideal for office space. There are beautiful cottage gardens to two sides, stone flagged patio areas and a sizeable gravelled parking and turning area.

Pets considered and property may be able to be let with furniture.

6 months tenancy initially with a view to renewal if agreed by both parties

Butterwick is a quiet, rural hamlet located between the villages of Barton le Street and Brawby, within a picturesque area set on the River Rye with plenty of local walks. A range of amenities can be found within the market town of Malton including a railway station which is approximately seven miles away and York is approximately 25 miles.

EPC Rating B



ENTRANCE HALLWAY

GUEST CLOAKROOM

BREAKFAST KITCHEN

SITTING ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM ONE EN-SUITE

BEDROOM TWO

BEDROOM THREE

HOUSE BATHROOM

EXTERNAL

BARN

Two-storey barn which currently has a utility space on ground floor and a further bedroom on first floor ideal for office space

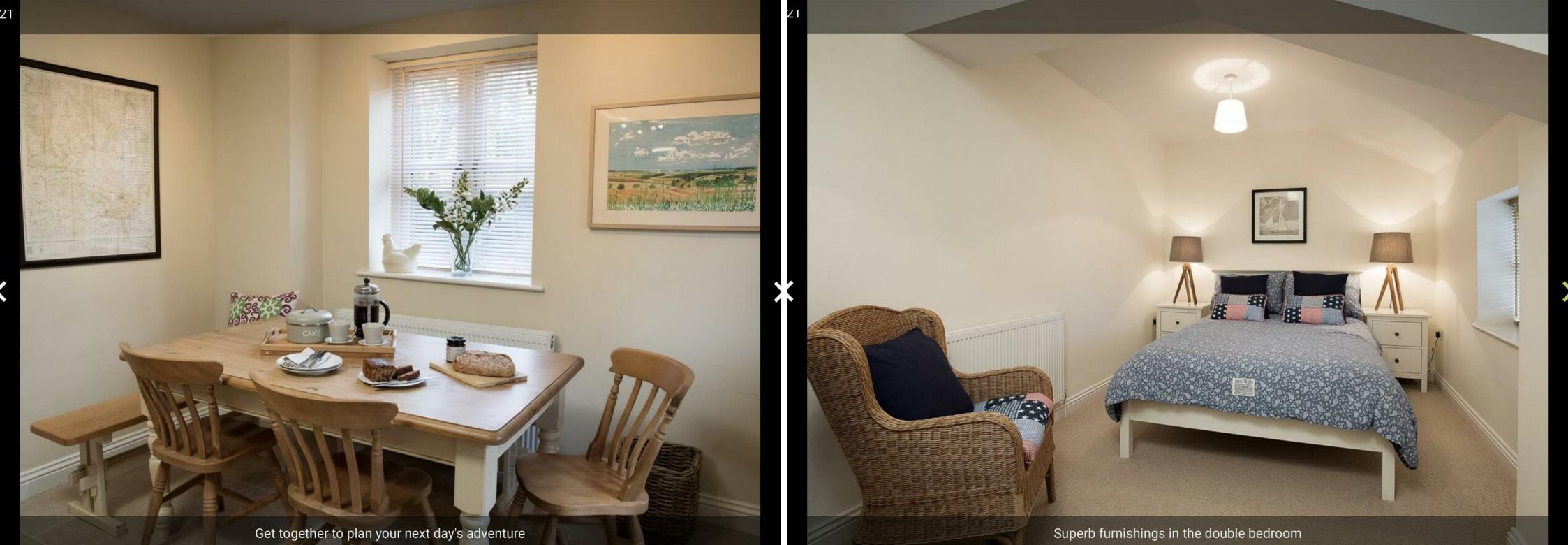
PARKING

Secure driveway parking.

SERVICES

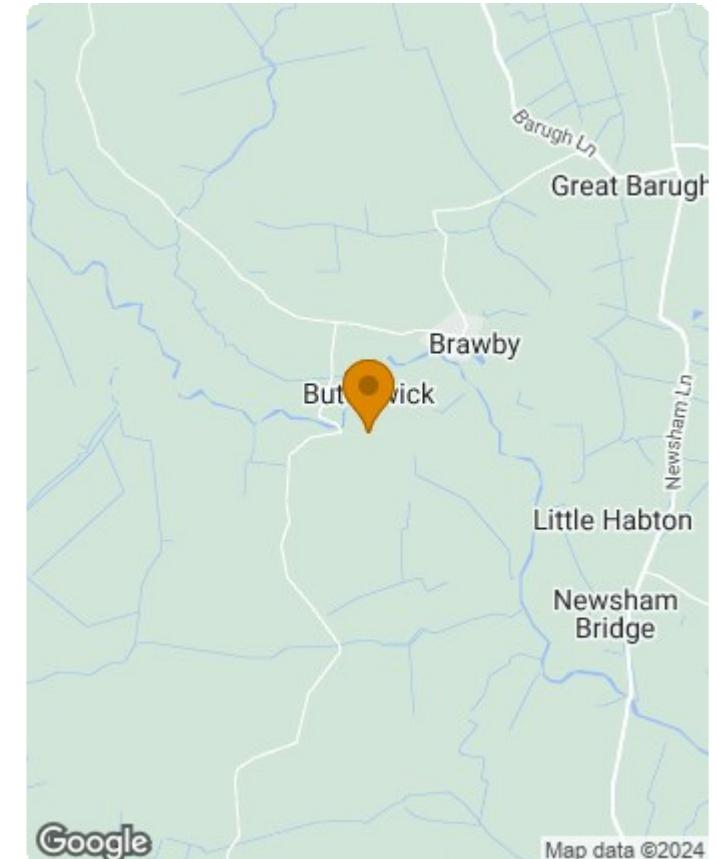
Oil fired central heating, mains drainage.

COUNCIL TAX BAND D





Family bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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